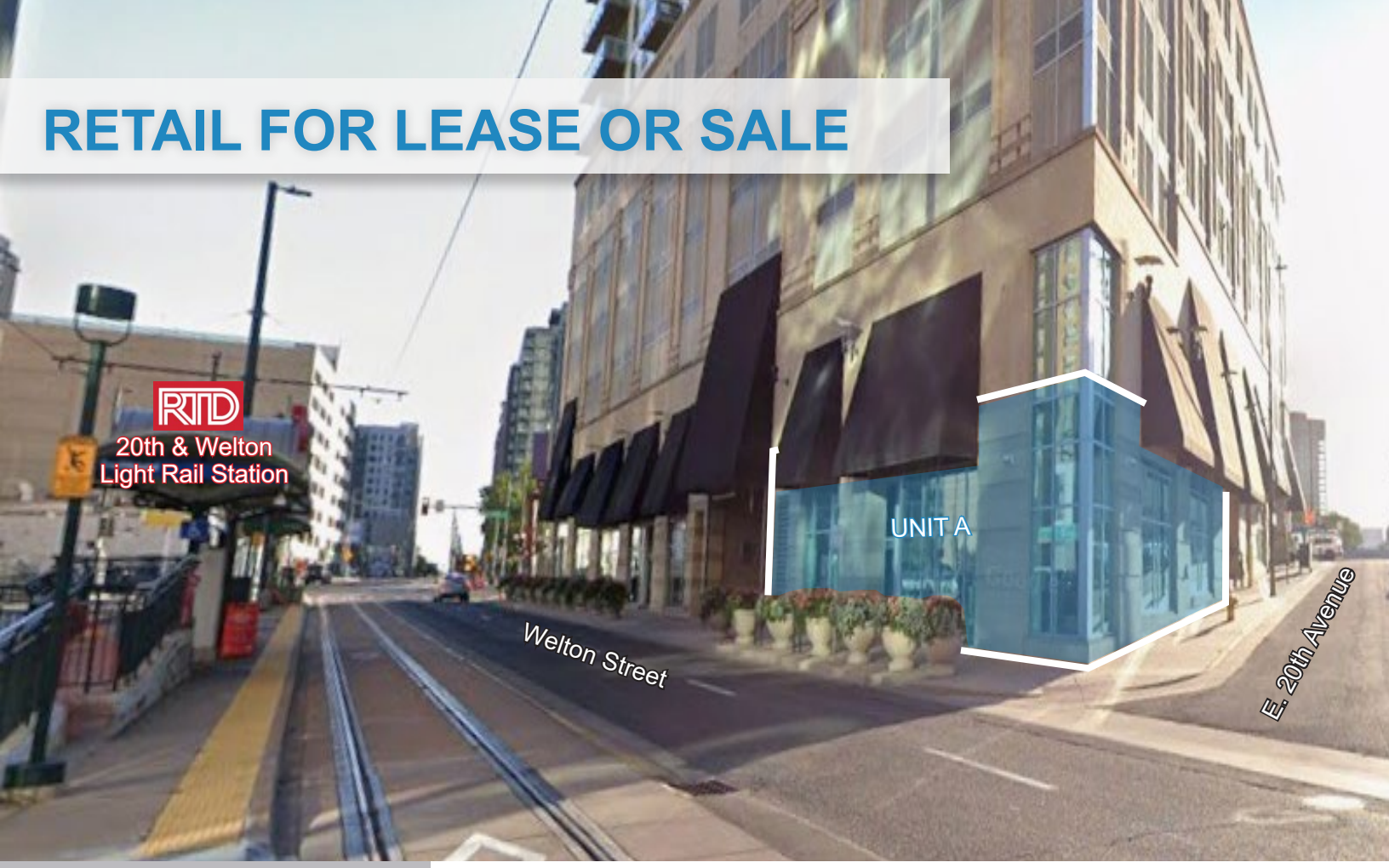
RETAIL FOR LEASE OR SALE



KIN
COMMERCIAL

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(573) 881-4363

One Lincoln Park

2001 Lincoln Street, Unit A
Denver, Colorado 80202

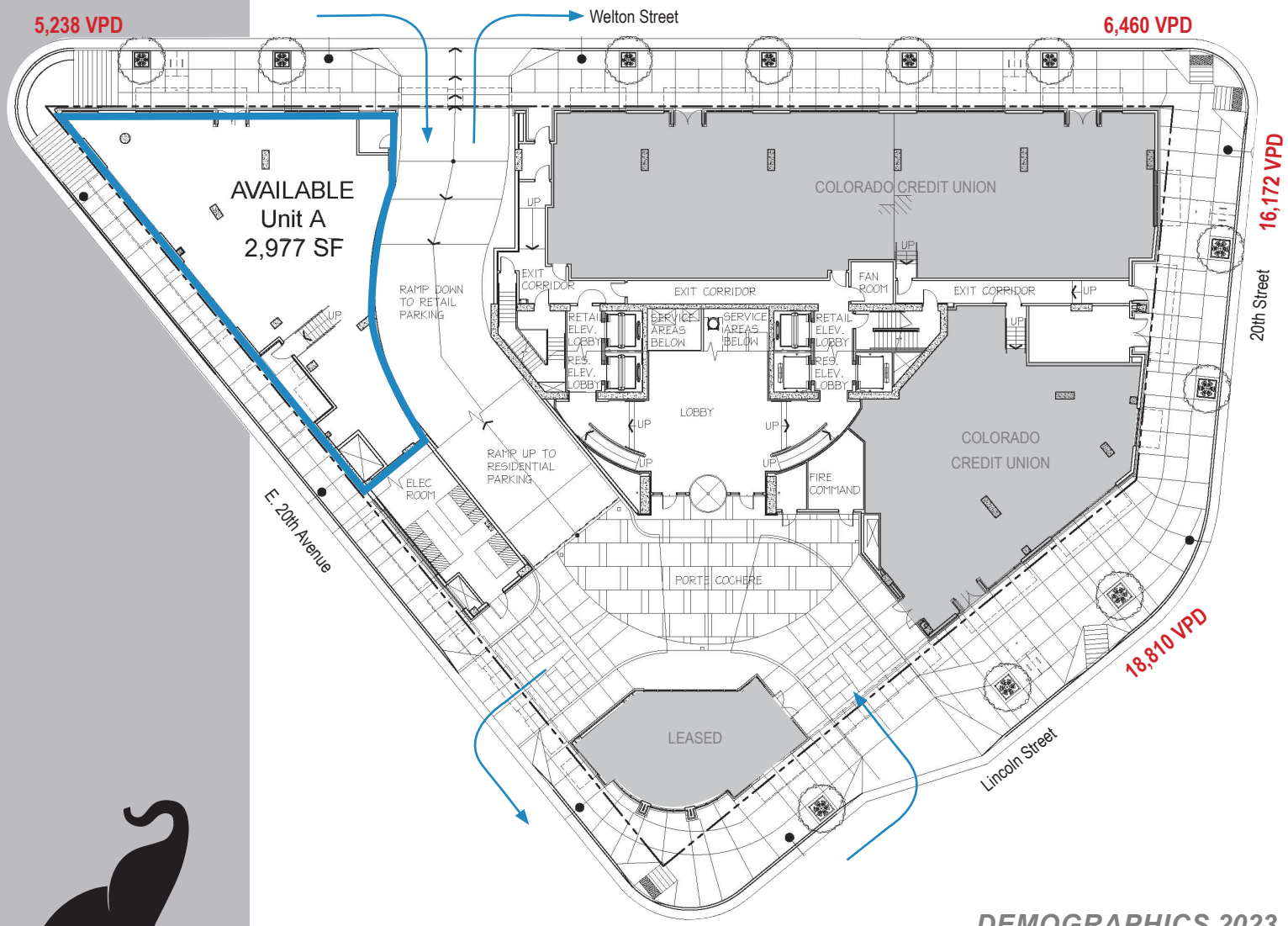
- One Lincoln Park is a 32-story, luxury residential condominium project with 186 condos and three ground floor retail spaces
- Located at the center of a high-traffic intersection that connects Downtown Denver with the Five Points, Uptown, and RiNo neighborhoods
- **Directly across from 20th & Welton Light Rail Station**
- Anchor Tenant: Colorado Credit Union
- **High-level of security around property with credit union presence benefiting tenants, patrons, and the property**
- On-street, surface, and garage parking is available for tenants and patrons
- On-site fitness center, clubhouse, spa, and covered heated parking available for retail tenant's use
- Located on a corner, with exposure to Welton Street, 20th Street, Lincoln Street or E. 20th Avenue

	Space SF	Condition	Status	Rental Rate	OpEx (2023)
Unit A	2,977 SF	White Box w/ finished restrooms	Vacant	$26.00/SF NNN	$13.40/SF

Contact Broker for Sale Price

CORNER RETAIL SPACE

RTD 20th & Welton Station



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DEMOGRAPHICS 2023

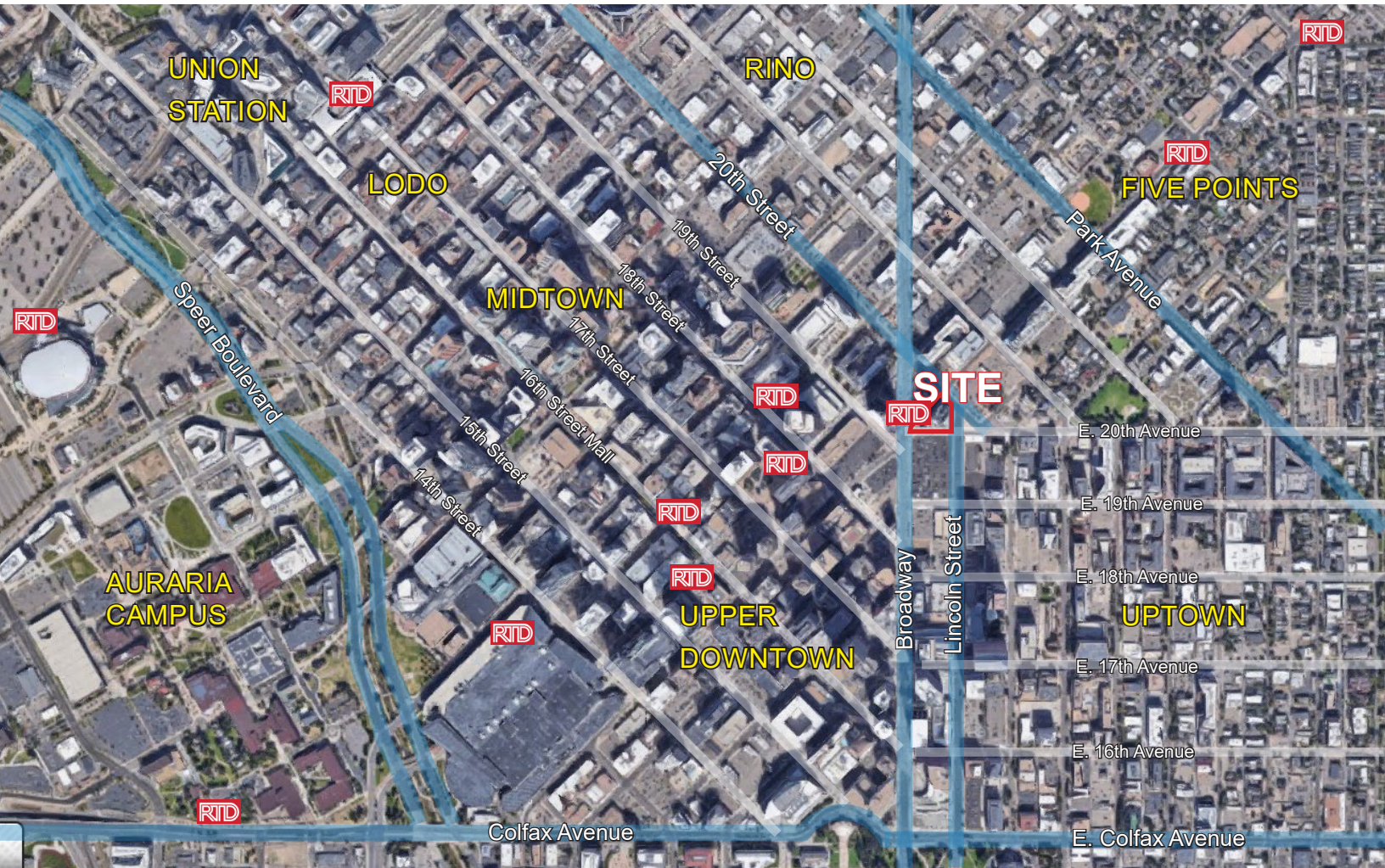
	1 Mile	3 Mile	5 Mile
Population	**49,406**	242,493	483,937
Median Age	**37.2**	36.9	36.7
Total Households	**31,181**	125,518	224,738
Average HH Income	**$97,962**	$106,463	$106,813
Daytime Employment	**126,848**	250,155	375,624



2001 Lincoln Street, Unit A
Denver, CO 80202

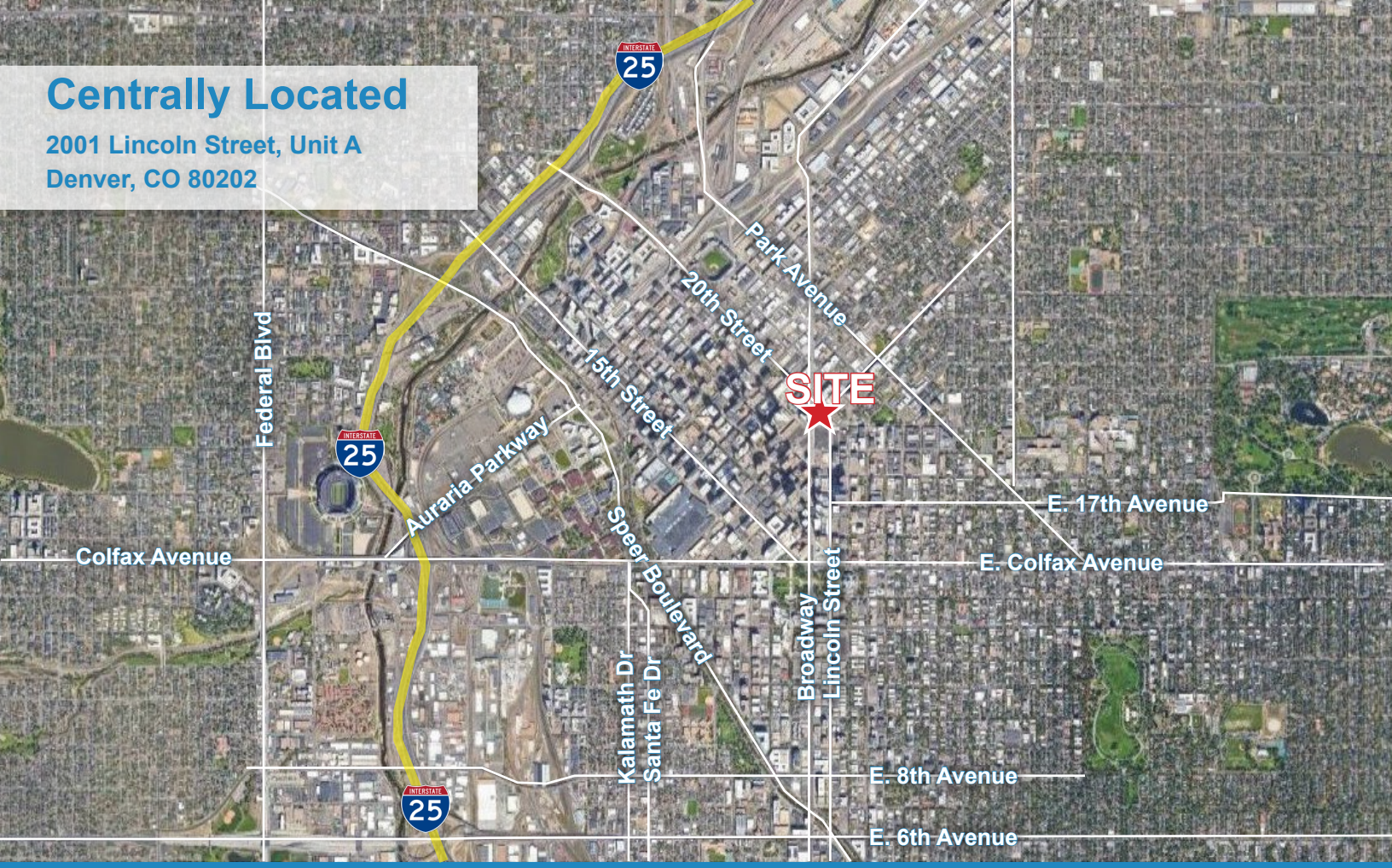
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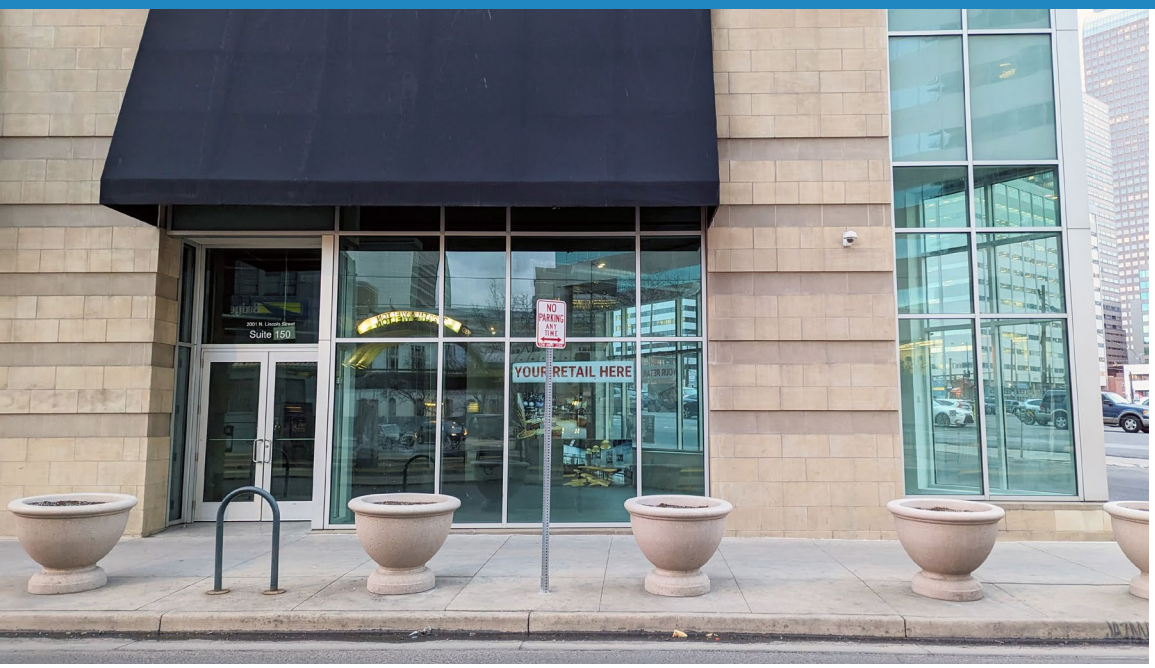




Centrally Located

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